

**Benefits Analysis of
the Springmill Trails PUD Proposal**

August 1, 2011

Community Development Department | City of Westfield

The original Eagletown PUD Ordinance was approved in September 2006 and later amended in August 2007. In December 2010, the petitioner filed a new petition, called Springmill Trails PUD, which incorporates 900 acres of the original 998-acre Eagletown PUD. The Springmill Trails PUD modifies the Eagletown PUD by combining districts and amending development standards. The general layout of the project is the same: retail and other commercial uses along SR 32; multi-family and office uses south of where 181st Street would be if it extended that far west; attached dwellings and smaller-lot/alley-fed homes south of 186th Street; and more traditional subdivision lots north of 186th Street.

Staff's analysis of the Springmill Trails PUD has been to compare the proposal against the existing Eagletown PUD (Ord. 07-07). As demonstrated in the analysis below, staff believes that the Springmill Trails PUD proposal represents an improvement over the existing Eagletown PUD Ordinance and offers many benefits to the City of Westfield.

This report is a summary of the differences between the proposed Springmill Trails PUD and the existing Eagletown PUD. The items are grouped into two categories: Benefits to the City; and Benefits to the Developer.

BENEFITS TO THE CITY

1. Formatting and Clarification. Several sections of the existing Eagletown PUD Ordinance have been re-formatted in the proposed Springmill Trails PUD Ordinance so that the ordinance is easier to read and administer. Additionally, numerous terms and standards have been clarified to ease the administration of the Springmill Trails PUD Ordinance.
2. Default to the Westfield-Washington Township Zoning Ordinance. The Springmill Trails PUD proposal defaults to the City's Zoning Ordinance, and only includes modifications from the Zoning Ordinance. The current Eagletown PUD froze the applicable City's zoning standards to those that were in place at the time of adoption. As the City's Zoning Ordinance is amended and updated over time, this approach will ease the administration of the PUD ordinance.
3. Residential Districts, Number of Single-Family Dwellings. The existing Eagletown PUD establishes that the maximum number of single-family dwellings is 2,230 dwellings. The proposed Springmill Trails PUD decreases the maximum number of single-family dwellings to 1,950 dwellings. However, the available residential acreage has been reduced by approximately 93 acres because the land on the east side of Springmill Road (which was originally contemplated for residential development) was sold to the City for the Grand Park project.

4. Residential Districts, Animals. The existing Eagletown PUD Ordinance does not contemplate the keeping of large animals within any of its residential districts. The proposed Springmill Trails PUD ordinance allows the keeping of horses, ponies, and llamas on lots of three (3) acres or more in size. It establishes a maximum allowance of one (1) animal per acre and requires stables to be set back a minimum of fifty (50) feet from all property lines (the City's setback requirement for stables is a minimum of two hundred (200) feet from all property lines).
5. Residential District 1, Building Materials. The existing Eagletown PUD Ordinance allows vinyl shake siding on up to fifty (50) percent of the front elevation of a single-family home in the Eagletown Residential Districts 1, 2 and 3. The proposed Springmill Trails PUD does not allow vinyl siding in the Springmill Trails Residential District 1 (the area north of 186th Street).
6. Residential District 1, Garage Orientation. The existing Eagletown Residential District 1 requires a minimum of forty (40) percent of the homes in the district have a side, rear, or courtyard load garage. This equals 72 homes, based on the illustrated concept plan found in the Eagletown PUD Ordinance. The proposed Springmill Trails PUD requires a minimum of 72 of the homes in Springmill Trails Residential District 1 to have either a side or courtyard load garage. The effect of the original Eagletown standard has been carried over into the proposed Springmill Trails PUD.
7. Residential District 2, Distance between SF-A Structures. The existing Eagletown PUD Ordinance establishes a minimum of fifteen (15) feet between single-family attached structures (in Eagletown Residential District 4). The proposed Springmill Trails PUD ordinance (in Springmill Trails Residential District 2) defaults to the City's standard, which is a minimum of twenty-five (25) feet between single-family attached structures.
8. Residential District 2, Building Height. The existing Eagletown PUD Ordinance establishes a maximum building height of thirty-five (35) feet for detached dwellings and forty-five (45) for attached dwellings. The proposed Springmill Trails PUD ordinance defaults to the City's standard, which is a maximum of twenty-five (25) feet for detached dwellings and thirty-five (35) feet for attached dwellings.

9. Residential District 2, Building Size. The proposed Springmill Trails PUD defaults to the City's SF-5 standards for minimum building square footages, except the single-story is the same as the existing Eagletown PUD standard and the single-family attached standard is the same as the City's SF-A standard. The table below depicts the proposed Springmill Trails PUD minimum home size standards in Residential District 2 and the existing Eagletown Residential District 4 standards:

Dev. Standard	Eagletown PUD	Springmill Trails PUD
Min. Home Size	Ground Level SF	Ground Level SF
Single-Story	1,400 SF	1,400 SF
Two-Story	600 SF	650 SF
Tri-Level	NA	650 SF (incl. basement)
Story and a half	NA	650 SF
SF-Attached	700 SF (incl. garage)	1,300 SF

10. Residential District 2, Corner Breaks for SF-A Structures. The existing Eagletown PUD Ordinance does not require any corner breaks on single-family attached structures. The proposed Springmill Trails PUD ordinance requires a minimum of four (4) corner breaks on single-family attached structures.
11. Residential District 2, Building Materials. The proposed Springmill Trails PUD does not allow vinyl siding within three hundred (300) feet of a primary road (Eagle Parkway and 186th Street) within Springmill Trails Residential District 2. The existing Eagletown PUD does not have a similar provision.
12. Residential District 2, Building Variety. The existing Eagletown PUD Ordinance states that no single dwelling type is allowed to exceed more than seventy (70) percent of the total number of dwellings in the Eagletown Residential District 4. The Springmill Trails PUD proposal reduces that ratio to sixty (60) percent, as applied to the Springmill Trails Residential District 2.
13. Residential District 1 and 2, Lot Orientation. The proposed Springmill Trails PUD requires lots along Springmill Road, Eagle Parkway or 186th Street to be laid out so that they are either fronting on those streets or are separated from the street by a minimum of one hundred (100) feet of landscaped open space. No rear yard of a residential lot is allowed to abut Springmill Road, Eagle Parkway or 186th Street in Springmill Trails Residential District 2. The existing Eagletown PUD does not have a similar provision.
14. Residential District 1 and 2, Anti-monotony Code. The existing Eagletown PUD Ordinance mandates that homes of the same elevation cannot be located next to each other or across the street from one another. The proposed Springmill Trails PUD enhances this standard by adding that houses catty-corner across the street also cannot be the same elevation as the subject

home. The standard is also enhanced by stating that the next home out can be the same elevation as the subject home, but must use a different color scheme.

15. Residential District 1 and 2, Amenities. The existing Eagletown PUD requires that the amenities be installed no later than the completion of fifty (50) percent of the dwellings within each district. The Springmill Trails PUD proposal reduces that ratio to forty (40) percent, and it clarifies that the forty (40) percent ratio applies to an approved primary plat.
16. Single-Family Attached District. The existing Eagletown PUD includes a separate Single-Family Attached District. This Single-Family Attached District has been eliminated from the Springmill Trails PUD proposal. The Springmill Trails Residential District 2 includes standards for single-family attached dwellings (as does the Eagletown Residential District 4), so the housing type has not been eliminated from the proposal, just the separate district.
17. Commercial District. The Springmill Trails PUD establishes a new district, the Commercial District. The district was created as a potential landing spot for businesses being displaced as a result of the US 31 Major Moves project. The district allows a variety of uses (listed in the “Table of Permitted Uses”), but manufacturing uses are not permitted. The proposed Commercial District would be subject to the State Highway 32 Overlay Zone standards, but the proposal does not allow the district to be located within three hundred-fifty (350) feet of State Road 32 right-of-way. Outdoor storage would be permitted within the Commercial District, but is required to be opaquely screened.
18. Mixed Use District, Building Materials. The building material requirements for the Springmill Trails Mixed Use District default to the City’s Zoning Ordinance requirements for the GB District. The existing Eagletown PUD established a list of materials which *may* be used in the district. It also established a list of prohibited materials, however.
19. Default to the State Highway 32 Overlay Zone. The existing Eagletown PUD Ordinance would not be required to follow the new State Highway 32 Overlay Zone standards. The proposed Springmill Trails PUD defaults to this overlay (with a few modifications) on a stretch of State Road 32 that is over a mile in length.
20. Parking Lot Location. The existing Eagletown PUD Ordinance establishes that parking spaces must be with six hundred (600) feet of a business’ entrance. The Springmill Trails PUD proposal defaults this standard to the City’s requirement, which reduces the distance to three hundred (300) feet.

- 21. Bicycle Parking, Single-Family Attached.** The existing Eagletown PUD Ordinance does not require any bicycle parking for single-family attached structures. The proposed Springmill Trails PUD ordinance requires a minimum of one (1) bicycle parking space for every three (3) attached single-family dwellings.
- 22. Bicycle Parking, Maximum Number of Spaces.** The existing Eagletown PUD establishes a maximum of forty (40) bicycle spaces. This requirement has been eliminated in the proposed Springmill Trails PUD Ordinance.
- 23. Permitted Use Table, Market Center District.** At staff and APC member's suggestion, the following uses were added to the list of permitted uses in the Market Center District: China and Glassware Shops; Coin Shops; Dentists; Electrical or non-polluting vehicle service, rental & sales; Electrical Supply Store; Furrier Shops; Galleries; Interior Decorating; and Tobacco Shops. The petitioner has also added "Theaters-Indoor" to the list of permitted uses for the Market Center District.
- 24. Landscaping, Low Impact Design.** The proposed Springmill Trails PUD offers substitution provisions for low impact design (LID) applications. The existing Eagletown PUD does not have a similar provision.
- 25. Landscaping, On-Site.** The proposed Springmill Trails PUD establishes specific on-site requirements for Residential District 1, Residential District 2 (detached) and Residential District 2 (attached). The existing Eagletown PUD groups all three of these classifications into a single category (Single-Family Residential Development). The proposed standards match or exceed the existing standards for on-site single-family residential planting requirements.
- 26. Landscaping, Interior Parking Lot Islands.** The existing Eagletown PUD Ordinance establishes that interior parking islands are to be located in a manner that breaks up a maximum of three hundred (300) feet of unbroken parking spaces. The Springmill Trails PUD proposal defaults this standard to the City's requirement, which reduces the distance of unbroken parking to two hundred (200) feet.
- 27. Landscaping, Shrubs.** The proposed Springmill Trails PUD mandates that no more than fifty (50) percent of the total number of required shrubs can be Burning Bushes. The existing Eagletown PUD does not have a similar provision.
- 28. Little Eagle Creek Trail.** The proposed Springmill Trails PUD includes language that would dedicate the trail to the City. The existing Eagletown PUD does not have a similar provision.

BENEFITS TO THE DEVELOPER

1. **Residential District 1, Lot Size and Building Size.** The proposed Springmill Trails PUD combines what are currently three (3) different single-family residential districts in the existing Eagletown PUD into a single residential district. The new Springmill Trails Residential District 1 uses the existing Eagletown Residential District 3 standards as a base, with some modifications. The Eagletown Residential District 3 has the smallest minimum lot size and building size requirements of the three districts. However, the proposed Springmill Trails PUD Ordinance has included standards requiring a certain number of lots and homes larger than the established minimums. The proposed Springmill Trails Residential District 1 provides flexibility to the developer in lot layout design and the overall development of the residential areas of the project. The table below depicts the three (3) Eagletown Residential Districts and the new Springmill Trails Residential District 1:

Dev. Standard	Eagletown			Springmill Trails
	Res. District 1	Res. District 2	Res. District 3	Res. District 1
Min. Lot Size	11,000 SF	10,000 SF (11,000 SF for lots within 50' of Eagle Pkwy or Springmill Road)	7,500 SF	7,500 SF (Max. number of lots < 9,000 SF = 400 lots) (Max. number of lots < 11,000 SF = 600 lots)
Min. Home Size	Ground Level SF	Ground Level SF	Ground Level SF	Total SF
Single-Story	2,200 SF	1,600 SF	1,400 SF	1,400 SF
Two-Story	1,200 SF	800 SF	800 SF	1,800 SF
Tri-Level	1,600 SF (incl. basement)	1,400 SF (incl. basement)	1,400 SF (incl. basement)	NA
Story and a half	1,400 SF	1,200 SF	1,200 SF	NA
Additional Standards	NA	NA	NA	Max. number of homes < 1,600 SF if single-story and < 2,000 SF if two-story = 400 homes Max. number of homes < 2,200 SF = 600 homes

2. Residential District 2, 45' Lots. The proposed Springmill Trails PUD establishes a new type of home lot. In addition to the 60' front load lot that is outlined in the Eagletown Residential District 4, the Springmill Trails Residential District 2 includes a 45' front load lot.
3. Residential District 2, Building Materials. The existing Eagletown PUD Ordinance allows vinyl shake siding on up to fifty (50) percent of the front elevation of a dwelling in the Eagletown Residential District 4. It does not allow any type of vinyl on any of the remaining elevations. The proposed Springmill Trails Residential District 2 standards would allow vinyl siding (in addition to masonry or natural materials) on up to fifty (50) percent of the front elevation and the remaining elevations of the building (vinyl is only allowed, however, 300 feet and beyond Eagle Parkway and 186th Street). Any vinyl siding used would have to be at least 0.48 mil thick.
4. Residential District 1 and 2, Amenities. The existing Eagletown PUD requires a minimum of a twenty-five (25) acre park or athletic fields be installed as an amenity. The Springmill Trails PUD proposal has eliminated that requirement because the City's Grand Park will be located adjacent to the Springmill Trails PUD project.
5. Mixed Use District. The existing Eagletown PUD includes a Market Village District, Garden Office District, and a Multi-Family District. These districts (including the uses found in the use table) have been combined in the Springmill Trails PUD proposal to create the Mixed Use District. The proposed Mixed Use District provides flexibility to the developer in designing and developing the project. The Eagletown Village Marketplace requirements included design standards which encouraged pedestrian-friendly design, amenities, and features. The Springmill Trails Mixed Use District does not include these standards.
6. Multi-Family District, Number of Units. The existing Eagletown PUD establishes that the maximum number of multi-family dwellings is 800 units. The proposed Springmill Trails PUD increases that limit to 900 units.
7. Multi-Family District, Building Height. The existing Eagletown PUD Ordinance establishes a maximum building height of forty-five (45) feet for multi-family structures. The proposed Springmill Trails PUD increases the standard by five (5) feet, making the proposed maximum height for multi-family structures fifty (50) feet.
8. Open Space. The existing Eagletown PUD Ordinance establishes that at least twenty-one (21) percent of the "aggregate area of all districts shall be provided as open space". The proposed Springmill Trails PUD mandates that twenty-one (21) percent of Residential District 1, twenty-one (21) percent of Residential District 2, and twenty (20) percent of the Multi-Family District be designated as open space. The difference being that the proposed Springmill Trails PUD does not require open space in the non-residential districts, when the Eagletown PUD does. However, the City's Zoning Ordinance does not require open space in non-residential districts either.